



Waimanalo Kupuna Apartments Completed

Governor Benjamin Cayetano joined the Hawaiian Homes Commission, other state, federal, city officials and community leaders on March 4, 2002, to commemorate the completion of the Waimanalo Kupuna Apartments.

The \$11.5 million project consists of 85 one-bedroom/one-bath garden apartments in an 18-building complex on 5.9 acres of Hawaiian Home Lands in Waimanalo. Seventeen are single-story residential buildings, and the remaining building is the senior center building which includes the resident manager's unit.

Gov. Cayetano said "The Waimanalo Kupuna Housing Project is a ground-breaking achievement. Not only is it the first DHHL construction project tailored for the housing needs of elderly native Hawaiians, but it is also the first rental apartment complex to be built on Hawaiian Home Lands."

Hawaiian Homes Commission Chairman Ray Soon stated "This project is made possible through the funding and assistance of several organizations."

He noted that aside from the \$3 million of long-term construction financing by DHHL, the Office of Hawaiian Affairs has contributed \$250,000 for engineering and designs and a \$3 million grant for construction, the Federal Home Loan Bank of Seattle committed a \$500,000 grant, and the developer, Pacific Housing Oahu Corp.-Kupuna at Waimanalo, deferred over \$400,000 of its expenses. In addition, the board of the State Housing and Community Development Corporation of Hawaii allocated \$3.8 million in Federal and State Tax Credits over 10 years, and a \$1 million Rental Housing Trust Fund Loan.

Applicants for Hawaiian home lands need to establish that they are at least 18 years old and have 50 percent or more Hawaiian blood. To qualify for kupuna housing, the native Hawaiian applicant needs to be at least 62 years of age and meet certain income criteria.

Marvin Awaya, executive director of Pacific Housing Assistance Corp., said that some units are still available and

have been tiered by income categories. "On the low end, qualified applicants cannot exceed 30 percent of Oahu's median income. On the high end, applicants cannot exceed 80 percent of the Oahu's median income." He illustrated that annual income at the 30 percent median is \$13,550 of one person and \$15,500 for two. At the 80 percent median income level, the amount rises to \$36,200 for one person and \$41,350 for two. Awaya added "Rents, discounting the utility allowance would range from \$303 at the 30 percent median to \$545 at the 80 percent median."

The project was awarded the Governor's Affordable Housing Award for Rental Projects by the Building Industry Association (BIA) - Hawaii in the 2001 Parade of Homes. It also received the Associated Builders and Contractors, Inc. (Hawaii Chapter) 2001 Excellence in Construction Award for New Housing.

The project architect is Kauahikaua and Chun Architects. The general contractor for the project is Metcalf Construction Co., Inc. The property manager is Prudential Locations. For further project information, contact Darrell Ing of DHHL's Temporary Development Assistance Group at 586-3844 or Audrey Awaya of Pacific Housing Assistance Corp. at 523-5681.

Changing Mailing address?

Don't forget that you must notify (in writing) the Department of Hawaiian Home Lands of any changes in your mailing address in order to remain eligible for a Hawaiian home land award. Complete the form below and mail it to:

State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805
Attn: Change of Address

We **must have** your **current** mailing address on file at all times. **All notifications, including lease offerings, are made through the mail.** After six months the U.S. Postal Service will not forward mail to your new address. Please remember, it is **your** responsibility to notify us in writing of any mailing address change.

☐ **Applicant** ☐ **Lessee** ☐ **Both**

Print Full Name: _____

Social Security Number: _____

New Mailing Address: _____

Signature & Date: _____

Telephone No. Home _____ Bus. _____

(If any of the information printed on the address label is incorrect, please correct the information by using this form.)

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Meetings on Draft Humu'ula-Pi'ihonua Alternative Land Use Scheduled

Planners continue to look at the Humu'ula - Pi'ihonua area on the island of Hawaii to develop a long-term management plan for the largest holding of Hawaiian Home Lands.

This area of nearly 60,000 acres on the eastern flank of Mauna Kea, stretches from 'Āinahou on the south side of Saddle Road to Keanakolu, roughly 20 miles to the north. Much of Humu'ula - Pi'ihonua has been under long-term general lease for ranching. Leases are nearing expiration.

Ōiwi Lōkahi o Ka Mokupuni o Keawe, a native Hawaiian beneficiary group, was designated in 1997 by the Hawaiian Homes Commission to propose an alternative master plan for Humu'ula - Pi'ihonua. The Commission action followed a failure to adopt a management plan prepared for the Department. Ōiwi Lōkahi and other beneficiaries held that the Department plan failed to address the desires of native Hawaiians awaiting pastoral awards.

Ōiwi Lōkahi, retained Townscape, Inc., a Honolulu-based community planning firm as its consultant. Townscape has developed draft alternate land use concepts for the area. Major elements include: water sources and other infrastructure; forestry; ranching, including cooperative and commercial ranching; use of natural resources, such as cinder; potential exchanges with DLNR; and managing the invasive gorse weed.

A joint planning process has been underway involving the consultants, Ōiwi Lōkahi members and DHHL

staff. A progress report on alternative land use concepts was presented to the Hawaiian Homes Commission at its December 2001 meeting in Honolulu.

There are a number of issues on which no consensus has been reached, and alternatives are still being considered. Additional information is needed on key matters, such as on costs of building infrastructure to serve future homesteaders. Even though a plan has not been finalized, views from the community are being sought to guide further work. Meetings to discuss the plan will be held in March and April.

Humu'ula-Pi'ihonua



DRAFT ALTERNATIVE LAND USE CONCEPT, DECEMBER 2001
(Simplified Version)

Public Meeting Schedule for the draft Humu'ula-Pi'ihonua Alternative Land-Use Concept

All meeting times are from 9 a.m. to noon on the Saturdays listed below

KONA Sat., March 23rd Kealakehe High School Cafeteria
WAIMEA Sat., April 6th Waimea Middle School Cafeteria

For more information call: Joe Papalimu (Hilo) 961-5122; Kilohana Duarte (Honolulu) 235-6183; Teddy Bell (Waimea) 885-1642; Ed Stevens (Kona) 329-9255.

Ka Nūhou

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Logo: Kupa'a or Steadfast.
Designed by Keaukaha-born, internationally-acclaimed native Hawaiian sculptor Sean Kekamakupa'a Lee Loy Browne.

Ke 'Ali'i Maka'ainana: The Citizen Prince

The Prince Jonah Kuhio Kalaniana'ole Commemorative Parade is scheduled to be held on Saturday, March 23, 2002. Cosponsored by the Association of Hawaiian Civic Clubs, Department of Hawaiian Home Lands, State Council of Hawaiian Homestead

Ali'i Maka'ainana: The Citizen Prince," a moniker synonymous with Prince Kuhio. Presiding over the parade festivities are Grand Marshals Raynard Soon, chairman of the Hawaiian Homes Commission and director of the Department of Hawaiian Home Lands,

In 1918, Prince Kuhio founded the Hawaiian Civic Club because of his deep concern for the future of his people. Prince Kuhio focused on education and the need to promote good citizenship. Prince Kuhio also encouraged his people to participate in community-based activi-

ties. Today, the civic club movement consists of 47 clubs throughout Hawaii and on the mainland. Each club provides educational scholarships to Hawai'i's young people and promotes and perpetuates Hawaiian culture.

The Hawaiian homestead program has also made great strides over the years to provide housing and farming opportunities for its beneficiaries. Under the leadership of the State Council of Hawaiian Homestead Associations, homesteaders are now empowered to improve their living conditions and to foster the 'Ohana spirit of island life.

Other parade participants include Hawaiian and community dignitaries, royal societies, leaders of the Hawaiian civic club movement. The Hawaiian homestead associations will be represented by the Ahupua'a o, O'ahu on

behalf of the homestead associations of Kewalo, Nanakuli, Papakolea, Princess Kahanu, Wai'anae Kai, Wai'anae Valley and Waimanalo. The Royal Hawaiian Band and the Honolulu Fire Department's Color Guard and vintage vehicles will also make an appearance.

For more information about the parade and related activities, please contact Ms. Toni Lee, Parade Chair at (808) 455-3985.



HHC Chairman Ray Soon (right) pauses for a photo with sculptor Sean Browne during the February unveiling of Prince Jonah Kuhio Kalaniana'ole statue at Waikiki's Kuhio Beach.

Associations and City and County of Honolulu, the parade begins at 9:30 a.m. at Kalakaua Avenue and Saratoga Road in Waikiki and culminates at Kapi'olani Park. At the park, the civic club's O'ahu Council is hosting its annual Ho'ike'ike, a day of entertainment, food and arts and craft sales and demonstrations.

The theme for the paraded is "Ke

and Gladys Ainoa Brandt, life-long educator and former regent of the University of Hawaii.

The purpose of the parade is to honor the memory, life and contributions of Prince Kuhio, the founder of the civic club movement and father of the Hawaiian Homes Commission Act that established the Hawaiian homesteading program.

Community Power

At a recent community meeting in Panaewa, a very frustrated lessee took the opportunity to unload his pent-up emotions regarding a festering situation in his neighborhood.

After two police raids and numerous arrests, a well-known drug house was still conducting business as usual. His calls to the district office had not been answered to his satisfaction. He was



Photo of the recently completed Lanikeha Ho'olehua community center on Molokai. The center offers a large-capacity recreational area and a fully-equipped commercial kitchen and houses Aha Punana Leo, ALU LIKE's Kupuna Program and Habitat for Humanities.

informed that the department was aware of the problem and that it was being investigating. He was told to be patient and that DHHL was working on it. But action--not words--was what he wanted. His dissatisfaction with the department's response was understandable.

This scenario has been played out many times, and the department has been regularly inundated with calls like this. Multiply the frustration that this particular lessee by a hundred and you can begin to sense what staff faces when addressing this daunting task.

Staff needs to ensure that a legal technicality will not derail the lease cancellation process and all procedures, no matter how time-consuming, are followed religiously. The Attorney General's Office will review all legal documents and procedures before they are submitted to the courts for action. Slowly, but surely, those who decide that they are above the law will pay.

In the last five years, the department

has turned to the homestead communities for help in addressing social ills. Starting with Waimanalo, which led the way with its neighborhood and Kupuna beach patrols, other homesteads have initiated their own community programs. The most recent is Panaewa. The department took Nani Akeo and Bonnie Nuuanu from Waimanalo to Panaewa to share their mana'o and experiences in starting a drug patrol program.

The Waimanalo program called NOPE or Neighbors on Patrol Everywhere seemed tailor-made for the Big Island community. The Panaewa drug watch program was coordinated in partnership with the Hawaii County Community Policing program. While being appraised of all suspicious activities and utilizing evidence seized in successful police raids, DHHL was able to cancel one lease and force another to surrender their lease back to the department.

With the realization that the department cannot begin to address all the issues in the community by itself, DHHL supported SB 1102 during the last legislative session. Signed as Act 302 by the Governor Cayetano, the new law authorizes the Hawaiian Homes Commission (HHC) to delegate authority from DHHL to the various homestead communities.

Community empowerment is a



Volunteers from Habitat for Humanity replace a roof in Waimanalo that was blown away during a storm earlier this year.

strong tool. HHC is cognizant that our homestead communities have different wants and needs and not all homestead communities are ready to accept this responsibility at this time. During the coming year, DHHL will conduct statewide meetings to receive input from the homestead communities and report the collected comments to HHC. HHC will set up a template as to how this empowerment process will take place. The HHC is now in the process

(continued on page 5)



An appreciative Lucy Akau from Waimanalo (*seated on the right*) poses for a photo with the working crew from OCCC. Led by DHHL staff member Joe Poomaihealani (*with cap*) the crew replaced Akau's roof that was blown away during a recent storm.

Kula's Wai'ohuli Residential Lots Completed

Community Power

(continued from page 4)



Waimanalo homesteader Marvin Keopuhiwa, an Habitat for Humanities staff member, works on replacing a neighbor's roof that was blown away during a recent storm.

of setting up parameters by which our various homesteads will be given more authority.

Our homesteading communities have been growing at an unprecedented rate during the past 10 years. Due to budget restraints, the manpower to service these communities has remained the same. The lack of resources, rather than heart, has hampered our efforts in addressing the many problems that plague our homesteads.

At the October 23 Hawaiian Homes Commission meeting in Kona, a young couple from Panaewa emotionally thanked the commission and the department for helping make their community a little safer. A month earlier, DHHL personnel with Attorney General investigators, Sheriffs and Hawaii County Police executed a writ of eviction and successfully secured a residence in Panaewa that had been the focus of the many drug activity complaints.

In today's society, we are faced with a myriad of problems that can only be addressed by working together. We ask our communities to be a part of the solution. Together, we can address these problems--community empowerment is a good start.

The Hawaiian Homes Commission, state and county officials and community leaders joined homestead lessees on February 23, 2002, to commemorate the completion of the Wai'ohuli Residential Lots, Unit 1, in Kula, Maui.

Wai'ohuli Residential Lots is a 320-lot subdivision on the slopes of Kula, in Upcountry Maui, that overlooks a panorama from Wailea to Ma'alaea.

Governor Cayetano said, "I am aware the people who were awarded these lots had to wait a long time to see the project finally come to fruition. Due to the scope of work and severe terrain, this undertaking from the very beginning challenged all parties involved in this development. I congratulate the Department of Hawaiian Home Lands (DHHL), Kiewit Pacific Company, and the County of Maui for making this project happen and I applaud the new lessees for their patience and understanding throughout."

"The first part of the arduous journey is completed," said Ray Soon, Chairman of the Hawaiian Homes Commission. "All parties worked hard to overcome unforeseen hurdles and the results are breathtaking. The views from all the lots are spectacular. Now our newest family members will begin the task of planning for the construction of their new homes. It really is an exciting time. I would like to also acknowledge the tremendous work of the staff at DHHL, who put in long hours working with the lessees and the consultants, to complete this project.



HHC Chairman Ray Soon (center) and Wai'ohuli Hawaiian Homesteaders Association President Perry Artates assist Kahu Charles Maxwell in the blessing of the Wai'ohuli Residential Lots.

John Tomoso, Hawaiian Homes Commissioner from Maui said, "The people have waited so long for this project to be completed and I want to acknowledge their proactive attitude throughout. The Wai'ohuli Hawaiian Homesteaders Association, under the leadership of Mr. Perry Artates, provided a strong voice in the community to insure that the lessees concerns were heard. They were an integral partner in this venture."

The total cost for this project was \$23.4 million dollars. Improvements include access roads, a drainage system, a water system, an overhead electrical distribution system, three reinforced concrete reservoirs, booster pumping facilities and other related work.

The contractor for this project was Kiewit Pacific Company. The engineering consultants were Austin, Tsutsumi & Associates, Inc. and R.T. Tanaka Engineering, Inc.



Commissioner Herring Kalua (third from right) join the board members of the Wai'ohuli Hawaiian Homesteaders Association in the untying of the maile at the dedication ceremony.

2002 Hawaiian Homes Commission Meeting Schedule

The meeting schedule for the Hawaiian Homes Commission (HHC) for the 2002 calendar year is listed below. During the months with community meetings, the HHC will convene its regular monthly meetings to consider only the "General Division" agenda items on the Monday of the community meetings from 6:00 p.m. to 7:00 p.m. The commission will reconvene its regular meeting on the following day at 9:00 a.m. to address the remaining agenda items.

| <u>DATE</u> | <u>MEETING TYPE</u> | <u>LOCATION</u> |
|------------------------------|----------------------|--|
| March 18 March 19 | Community Regular | Molokai Molokai |
| April 22 April 23 | Community Regular | Waianae, Oahu DHHL |
| May 20 May 21 | Community Regular | Waimea, Hawaii Waimea, Hawaii |
| June 24 June 25 | Community Regular | Papakolea, Oahu DHHL |
| July 22 July 23 | Community Regular | Anahola, Kauai Lihue, Kauai |
| August 26 August 27 | Community Regular | Lanai City, Lanai Lanai City, Lanai |
| September 23 September 24 | Community Regular | Paukukalo, Maui Paukukalo, Maui |
| October 21 October 22 | Community Regular | Hilo, Hawaii Hilo, Hawaii |
| November 18 November 19 | Community Regular | Nanakuli, Oahu DHHL |
| December 16 December 17 | Community Regular | Waimanalo, Oahu DHHL |



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